

1 BILL NO. R-80-10-/0

2 RESOLUTION NO. R- 89-80

3
4 A RESOLUTION finding, determining and rati-
5 fying an Inducement Resolution of the Fort
6 Wayne Economic Development Commission auth-
7 orizing the issuance and sale of \$530,000.00
8 Economic Revenue Bonds of the City of Fort
Wayne, Indiana, for the purpose of inducing
the Applicant, D & H Partnership, to proceed
with the acquisition, construction and equip-
ping of the Project.

9 WHEREAS, the City of Fort Wayne, Indiana, (the "Is-
10 suer") is authorized by I.C. 18-6-4.5 (the "Act") to issue rev-
11 enue bonds for the financing of economic development facilities,
12 the funds from said financing to be used for the acquisition, con-
13 struction and equipping of said facilities, and said facilities
14 to be either sold or leased to another person or directly owned
15 by another person; and

16 WHEREAS, D & H Partnership, an Indiana general partner-
17 ship, (the "Applicant") has advised the Fort Wayne Economic De-
18 velopment Commission and the Issuer that it proposes that the
19 Issuer lease the same to the Applicant or loan proceeds of an
20 economic development financing to the Applicant for the same,
21 said economic development facility to be a 30,000 square foot
22 office and warehouse building at 3815 Merchant Road, Washington
23 Township, Allen County, Fort Wayne, Indiana, (the "Project");
24 and

25 WHEREAS, the diversification of industry and an in-
26 crease in approximately 9-22 job opportunities to be achieved
27 by the acquisition, construction and equipping of the Project
28 will be of public benefit to the health, safety and general
29 welfare of the Issuer and its citizens; and

30 WHEREAS, having received the advice of the Fort Wayne
31 Economic Development Commission, it would appear that the fi-
32 nancing of the Project would be of public benefit to the health,

safety and general welfare of the Issuer and its citizens; and

WHEREAS, the acquisition and construction of the facility will not have an adverse competitive effect on any similar facility already constructed or operating in or about Fort Wayne, Indiana;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF FORT WAYNE, INDIANA:

SECTION 1. The Common Council finds, determines, ratifies and confirms the promotion of diversification of economic development and job opportunities in and near Fort Wayne, Indiana and in Allen County, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer; and that it is in the public interest that Fort Wayne Economic Development Commission and said Issuer take such action as it lawfully may to encourage diversification of industry and promotion of job opportunities in and near said Issuer.

SECTION 2. The Common Council further finds, determines, ratifies and confirms that the issuance and sale of revenue bonds in an amount not to exceed \$530,000.00 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loaning of the proceeds of such a financing to the Applicant for such purposes will serve the public purpose referred to above, in accordance with the Act.

SECTION 3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Common Council hereby finds, determines, ratifies and confirms that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof, provided that all of the foregoing shall be mutually

acceptable to the Issuer and the Applicant; (ii) it will adopt such ordinances and resolution and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development bonds.

SECTION 4. All costs of the Project incurred after the passage of this Inducement Resolution, including reimbursement or repayment to the Applicant of moneys expended by the Applicant for planning, engineering, interest paid during construction, underwriting expenses, attorney and bond counsel fees, acquisition, construction and equipping of the Project will be permitted to be included as part of the bond issue to finance said Project, and the Issuer will thereafter either sell or lease the same to the Applicant or loan the proceeds of such financing to the Applicant for the same purposes.

Jan 11th

COUNCILMAN

APPROVED AS TO FORM AND
LEGALITY OCTOBER 10, 1980.

J. E. Hoffman
JOHN E. HOFFMAN
City Attorney

Read the first time in full and on motion by Star, seconded by Eisbart, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on , 19 , at o'clock M., E.S.T.

DATE: 10-14-80 Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Star, seconded by Star, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>0</u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>NUCKOLS</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT, D.</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT, V.</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHOMBURG</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 10-28-80 Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. B-89-80 on the 28th day of October, 1980.

ATTEST: (SEAL)
Charles W. Westerman Vivian G. Schmidt
CHARLES W. WESTERMAN - CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of October, 1980, at the hour of 2:30 o'clock P. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 7 30th day of Oct. 1980, at the hour of 4 o'clock P. M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

BILL NO. R=80-10-10

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN
ORDINANCE finding, determining and ratifying an Inducement Resolution
of the Fort Wayne Economic Development Commission authorizing
the issuance and sale of \$530,000.00 Economic Revenue Bonds of
the City of Fort Wayne, Indiana, for the purpose of inducing
the Applicant, D & H Partnership, to proceed with the acquisition,
construction and equipping of the Project

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE 10 PASS.

JAMES S. STIER, CHAIRMAN

MARK GIRAQUINTA, VICE CHAIRMAN

BEN EISBART

PAUL M. BURNS

DONALD J. SCHMIDT

CONCURRED IN

DATE 10-28-80 CHARLES W. WESTERMAN, CITY CLERK

RESOLUTION OF
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
ON APPLICATION OF
D & H PARTNERSHIP

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by Indiana Code 18-6-4.5 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to the user or developer; and

WHEREAS, D & H Partnership, (the "Applicant"), has advised the Fort Wayne Economic Development Commission (the "Commission") and the Issuer that it proposes that the Issuer acquire and equip an economic development facility and sell and/or lease the same to the Applicant or loan proceeds of an economic development financing to the Applicant for the same, said economic development facility to be

a 30,000 square foot office and warehouse building
at 3815 Merchant Road, Washington Township, Allen
County

(the "Project"); and

WHEREAS, the diversification of industry and increase in job opportunities to be achieved by the acquisition of the Project will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare

of the Issuer and its citizens or the citizens of Allen County, Indiana; and

WHEREAS, the acquisition and construction of the facility will not have an adverse competitive effect on any similar facility already constructed or operating in Allen County:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION AS FOLLOWS:

1. The Commission hereby finds and determines that the promotion of diversification of economic development and job opportunities in Fort Wayne, Indiana, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer, and that it is in the public interest that the Commission and the Issuer take such action as they lawfully may to encourage economic development, diversification of industry and promotion of job opportunities in and near the Issuer.

2. The Commission hereby finds and determines that the issuance and sale of economic development revenue bonds in an amount of approximately \$530,000.00 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant, will serve the public purposes referred to above, in accordance with the Act.

3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Commission hereby finds and determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; and (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development revenue bonds.

4. All costs of the Project which may be financed under the Act will be permitted to be included as part of the bond issue to finance the Project, and the Issuer will

Page Three

sell or lease the same to the Applicant or loan the proceeds from the sale of the bonds to the Applicant for the same purposes.

Adopted this 26th day of September, 1980.

FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION

(WAYNE P. SIMERMAN)

Jack Gren

(JACK GREN)

(LOUIS R. DINWIDDIE)

Sheray

(SIDNEY SHERAY)

Donald Fisher

(DONALD FISHER)

REPORT OF THE FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION CONCERNING THE PROPOSED FINANCING
OF ECONOMIC DEVELOPMENT FACILITIES FOR
D & H PARTNERSHIP

Having been furnished certain data by the above applicant, and having had discussions with representatives of said applicant, the Fort Wayne Economic Development Commission now submits the following report pursuant to Indiana Code 18-6-4.5-16.

Description of Proposed Facilities

A 30,000 square foot office and warehouse building at 3815 Merchant Road, Washington Township, Allen County.

Estimate of Public Services Required

All public services, including water and sewage, now exist. No public facilities will be made necessary on account of the proposed facilities.

Total Project Cost

The total project cost for the purchase, construction and equipping of the facilities is estimated to be \$530,000.00, including costs of issuance of the economic development revenue bonds.

Number of Jobs and Estimated Payroll

It is anticipated there will be approximately 9-22 new jobs created by this project with an estimated payroll increase of approximately \$108,000 to \$264,000 annually.

Adverse Competitive Effect

The construction of the facilities will not have an adverse competitive effect on any similar facilities already constructed or operating in or near Fort Wayne, Indiana.

Dated this 26th day of September, 1980.

(WAYNE P. SIMERMAN)

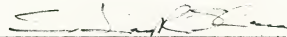
(LOUIS R. DINWIDDIE)



(DONALD FISHER)



(JACK GREN)



(SIDNEY R. SHERAY)



Jack G Suter • executive director • 219-423-7096

allen county plan commission • 630 city-county building • one main street • fort wayne, indiana • 46802

September 26, 1980

John E. Hoffman, City Attorney
1212 Anthony Wayne Bank Building
Fort Wayne, Indiana 46802

Re: EDC Application -
D & H Partnership

Dear John:

We have reviewed your report for the proposed EDC project for the above-referenced facility at 3815 Merchant Road, Washington Township.

Please be advised that the real estate is zoned I-2 (General Industrial) and the proposed warehouse/office building would be permitted therein.

Cordially,

A handwritten signature in dark ink, appearing to read "Jack G. Suter", is written over the typed name.

Jack G. Suter

JGS:LW

Memorandum

To Economic Development Commission

Date August 26, 1980

From Kathy Moses, Senior Planner *YM*

Subject EDC Bond for D and H Partnership

COPIES TO:

The proposal for construction of an office and warehouse facility in the Edgewood Industrial Park does comply with the Allen County Overall Economic Development Program. The project calls for 6-12 new jobs in the warehouse and 3-10 jobs in clerical positions with annual payroll between \$108,000 to \$264,000. Cost of the jobs based on a \$530,000 bond will be between \$58,890 and \$24,090.

Although the site is not within the City limits, it is within the proposed Urban Service area and eventual annexation is feasible. Necessary public facilities will be extended to Edgewood Industrial Park in the near future. The proposed land use does conform to the comprehensive Plan's proposals for the effected sector of the community. Finally, the project fits into the economic development component of the plan.

The city has no jurisdiction where zoning is concerned as the project site is outside the city limits. It can be pointed out, however, that the required I-2 zoning for the project does conform to the existing Allen County zone for the site of I-2.

5000

DIGEST SHEET

Q-80-10-10
TITLE OF ORDINANCE: Inducement Resolution for an issue of \$530,000.00

DEPARTMENT REQUESTING ORDINANCE: Economic Development Commission

SYNOPSIS OF ORDINANCE: A 30,000 square foot office and warehouse
building to be located at 3815 Merchant Road, Washington Township,
Allen County, Fort Wayne, Indiana on application of D & H Partnership.

EFFECT OF PASSAGE: The construction of an office and warehouse building
creating 9-22 new jobs with an estimated payroll of approximately
\$108,000 to \$264,000.

EFFECT OF NON-PASSAGE: None of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): None.

ASSIGNED TO COMMITTEE: Finance